

ATTACHMENT 1

FINDINGS - EXHIBIT A SUB2014-00005 / COAL14-0056

Environmental Determination

- A. The project qualifies for a Categorical Exemption (Class 5) pursuant to CEQA Guidelines Section 15305 because the proposed lot line adjustment will result in the minor reconfiguration of two parcels that will not increase development potential and is located on slopes of less than 20 percent. Therefore, it can be seen with certainty that the proposed lot line adjustment will not have a significant effect on the environment.

Lot Line Adjustment

- B. The proposed Lot Line Adjustment is consistent with the provisions of Section 21.02.030 of the Real Property Division Ordinance because the adjustment will result in the reconfiguration of two existing parcels to better reflect the access and uses on-site. Therefore, staff concludes the proposed lot line adjustment is equal to or better than the existing situation relative to the county's zoning and building ordinances.